183.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,900 / 690,900
					USE VALUE:	690,900 / 690,900
					ASSESSED:	690,900 / 690,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLF ANITA M
Owner 2:	
Owner 3:	
Street 1:	26 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7536.000	238,600		452,300	690,900
Total Card	0.173	238,600		452,300	690,900
Total Parcel	0.173	238,600		452,300	690,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.64 | /Parcel: 470.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 123440
GIS Ref:
GIS Ref:
Insp Date: 05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 183.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	238,600	0	7,536.	452,300	690,900		Year end	12/23/2021
2021	101	FV	230,400	0	7,536.	452,300	682,700		Year End Roll	12/10/2020
2020	101	FV	230,400	0	7,536.	452,300	682,700	682,700	Year End Roll	12/18/2019
2019	101	FV	193,300	0	7,536.	452,300	645,600	645,600	Year End Roll	1/3/2019
2018	101	FV	193,300	0	7,536.	381,200	574,500	574,500	Year End Roll	12/20/2017
2017	101	FV	193,300	0	7,536.	348,900	542,200	542,200	Year End Roll	1/3/2017
2016	101	FV	193,300	0	7,536.	297,200	490,500	490,500	Year End	1/4/2016
2015	101	FV	181,300	0	7,536.	258,400	439,700	439,700	Year End Roll	12/11/2014

!14274!

PRINT

Date	Time
12/30/21	18:41:31

LAST REV

Date	Time
06/28/18	17:19:17
apro	

USER DEFINED

Prior Id # 1:	123440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14274

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY MARY	1046-76		10/1/1996		215,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	189	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7536		Sq. Ft.	Site		0	70.	0.86	7									452,259						452,300	

Total AC/HA:	0.17300	Total SF/SM:	7536	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,259	Spl Credit		Total:	452,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324134
Depreciation:	85571
Depreciated Total:	238563

COMMENTS

BK:1046 PG:76.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

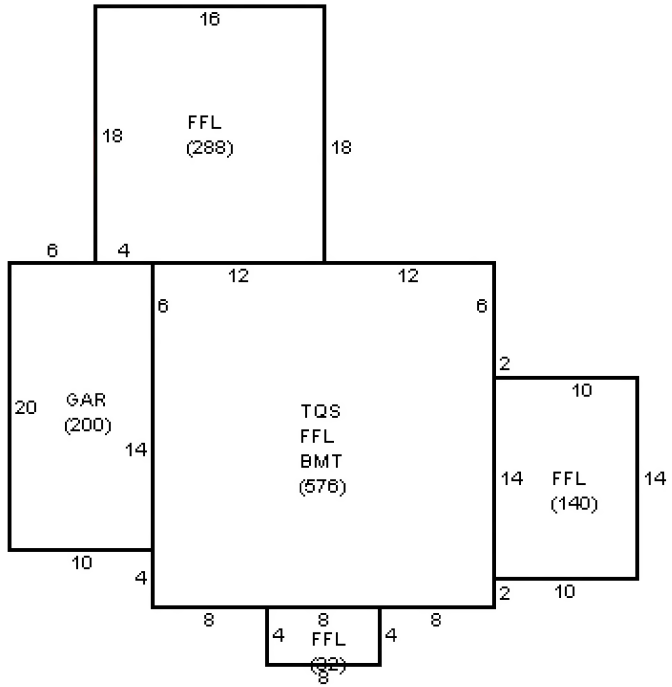
No Unit	RMS	BRS	FL
1	7	3	m
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	106.33
Final Total:	238600	Val/Su SzAd	162.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,036	148.490	153,831
BMT	Basement	576	44.550	25,658
TQS	3/4 Story	432	148.490	64,146
GAR	Garage	200	27.500	5,499

Net Sketched Area:	2,244			Total:	249,134
Size Ad	1468	Gross Area	2388	FinArea	1468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

183.0-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc